



Primmer Olds B:A:S

FOR SALE/TO LET

New build industrial/warehouse units

UNITS 12-17, COBHAM GATE, FERNDOWN INDUSTRIAL ESTATE, WIMBORNE, BH21 7PT

KEY FEATURES

- 404 sq m - 1,188 sq m (4,350 sq ft - 12,790 sq ft)
- First Floor Mezzanine for Storage or Fitting out as Office
- Full Height Electric Loading Door
- 37.5kn per sq m Floor Loading
- Clear Internal Height 8m (units 15-17) and 6.5m (units 12-14)
- 15% Warehouse Roof Lights
- Units can be combined



Primmer Olds B:A:S
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Enquiries: Call us on 01202 013 015



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www.primmeroldsbas.co.uk

UNITS 12-17, COBHAM GATE

DESCRIPTION

Cobham Gate, Ferndown, is a prime employment site situated on Ferndown Industrial Estate which has direct access to the A31 dual carriageway (Ferndown Bypass).

Construction of a 42,785 sq ft pre-let to DPD is underway and outline consent has been granted for 400,000 sq ft of warehouse, industrial and office uses.

ACCOMMODATION

Unit	Sq Ft	Sq M	Price	Rent
12	4,350	404	£610,000	£40,000
13	4,690	435	£660,000	£42,500
14	4,480	416	£630,000	£41,000
15	12,790	1,188	£1,790,000	£115,000
16	6,160	572	£865,000	£55,500
17	6,290	585	£885,000	£57,000

Areas are measured on a gross internal basis and are taken from floor plans.

VAT

All sale prices and rents will be subject to VAT at the appropriate rate.

JOINT SOLE AGENTS



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